

**TOWN OF GRAND FALLS-WINDSOR**



**DEVELOPMENT REGULATION AMENDMENT No. 25, 2025**

**JUNE, 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 25, 2025**

**TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor adopts the Amendment No. 25, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the 15th day of July, 2025.

Signed and sealed this 31 day of July, 2025.

Mayor:

Chief Administrative Officer:

(Council Seal)

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1960-0038-2025</u>
Date	<u>August 21, 2025</u>
Signature	<u>[Signature]</u>

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 25, 2025 to the Town of Grand Falls-Windsor Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



**TOWN OF GRAND FALLS-WINDSOR**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2025**

**BACKGROUND**

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations. The proposed amendment seeks to change the 2022-2032 Development Regulations in order to address the growing need for temporary housing to meet a variety of special needs of the residents of the Town of Grand Falls-Windsor.

The purpose of this Development Regulation Amendment No. 25, 2025 is to update the definition of 'Residential Care' to be more flexible to provide the appropriate housing and services to meet special situations or special needs that residents experience from time to time. This may include transitional or supportive housing of a temporary nature with appropriate professional assistance and supervision. These facilities and services must meet the requirements of federal and provincial governments having jurisdiction for the specific service provided.

Residential Care facilities are a Discretionary use in the Single Unit Compact Residential Zone (RS-1), Single Unit Small Lot Residential Zone (RS-2), Single Unit Urban Residential Zone (RS-3), Single Unit Mixed Lot Residential Zone (RS-4), and Two Unit Urban Residential Zone (RT); which means that public consultation is required when an application is received by the Town.

Currently a 'Residential Care' facility is a permitted use only in the Rural Residential zone.

## **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was posted at the Town Hall and the Joe Byrne Arena and the notice appeared on the Town website, Facebook page and Twitter on June 27, 2025. A copy of the notice and the proof of notification is attached.

No submissions were received by the Town regarding Development Regulations Amendment No 25. 2025.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2025.**

### **TEXT CHANGE TO DEVELOPMENT REGULATIONS, 2022-2032**

#### **FROM:**

Residential Care means a Provincially licensed and authorized Facility located within a detached residential dwelling, and established by the Province of NL for the group home personal care, supervision, social or educational training, or physical or mental rehabilitative therapy to not more than 5 persons, and may include residential care of children, specialized adult residential care, personal care, intermediate care to seniors, and similar supportive care uses.

#### **TO:**

Residential Care means a facility or single detached dwelling that provides temporary overnight sleeping accommodations, food, sanitation, and other forms of support for people or families who are homeless or require group home personal care, supervision, social or educational training, or physical or mental rehabilitative therapy and may include residential care of children, specialized adult residential care, personal care, intermediate care to seniors, and similar supportive care uses.

#### **Conditions**

1. The Residential Care facility or home must comply with all applicable federal, provincial, and municipal legislation, regulations, and standards.
2. Residential Care may be permitted in a facility or single dwelling that is adequate in size to accommodate the number of persons living in the home inclusive of staff.
3. The use and appearance of the building shall not adversely affect the amenities of the adjacent residences, or the neighbourhood in which it is located.
4. Council may require special access and safety features to be provided for the occupants before occupancy is permitted.
5. Council may require that the facility have 24-hour staffing at all times.
6. Council will not approve a Residential Care facility or home that has not first been approved by Service NL and any other government agency having jurisdiction.